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পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

R 268690

SNO. 1942476/2018.

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

18 JAN 2019

*[Signature]*  
Additional Registrar  
of Assurances I, Kolkata

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the 18<sup>th</sup> day of January, 2019 A.D.

**BETWEEN**

**Contd.....P/2**

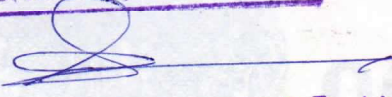
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127467

RMB Developer and  
Projects Pvt Ltd.

NAME.....  
ADD.....  
RSZ.....  
15 JAN 2019  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

3 Pasladanga Road,  
Kolkata-700015



15 JAN 2019



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
18 JAN 2019

Identified by me:-  
Gopal Mondal  
S/O Sri Kashi Mondal  
18, Duon Duon Road,  
Kolkata-700030.  
P.O. - Ghu Ghu Danga  
P.S. Chitpur,  
Dist:- North 24 Pgs  
Occu- Service

**M/S. RMB DEVELOPER & PROJECTS PRIVATE LIMITED (PAN - AADCR3347P & CIN - U70101WB2006PTC019062)**, a Private Limited Company within the meaning of Companies Act, 2013, having its Registered office at Plot No. - 70, RMB House, Udayan Industrial Estate, 3, Pagladanga Road, Kolkata - 700015, Post Office & Police Station - Tangra, District - South 24 Parganas, represented by one of its Directors namely **SRI PRAN KRISHNA BHAUMIK (PAN - AEAPB7104G)**, son of Late Radhika Mohan Bhaumik, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at AAKASH, 2nd Floor, P-108, Kalindi Housing Scheme, Kolkata - 700089, Post Office & Police Station - Lake Town, District - North 24 Parganas, hereinafter referred to as the **“OWNER”** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors-in-office, legal representatives and assigns etc.) of the **FIRST PART**.

**AND**

**M/S. KRISHNA HI-TECH BUILDERS PRIVATE LIMITED (PAN - AAGCK3059E & CIN - U45400WB2015PTC208172)**, a Private Limited Company within the meaning of Companies Act, 2013, having its Registered office at 637, Rajdanga Main Road, Kolkata - 700107, Post Office - E.K.T.P., Police Station - Kasba, District - South 24 Parganas, represented by one of its Directors namely; **SRI RAMKRISHNA DAS (PAN-ADUPD5724B)**, son of Lt. Rakhil Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 637, Rajdanga Main Road, Kolkata - 700107, Post Office - E.K.T.P., Police Station - Kasba, District - South 24 Parganas, hereinafter referred to as the **“DEVELOPER”** (which term and/or expression shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns etc.) of the **SECOND PART**.

In this agreement reference to a Person includes a reference to a Corporation, Firm, or other entity and vice versa. Words in singular shall include the plural and vice versa, Reference to a Gender includes a reference



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
18 JAN 2019

to all other genders. A reference to any legislation, enactment, statutory provision or to any provision of any legislation shall be a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted; Any reference to an Article, Recital, Clause, Annexure or Schedule shall be deemed to be a reference to an article, recital, clause, annexure or schedule of this agreement; and the heading used herein are inserted only as a matter of convenience and for ease of reference and shall not affect the construction or interpretation of this Agreement. Recitals to this Agreement as stated above shall form an integral part of this Agreement.

**WHEREAS:**

1. By virtue of a Deed of Conveyance executed on 17<sup>th</sup> day of March, 2011 **ALL THAT** piece and parcel of Bastu land measuring an area about **53 (fifty three) satak equivalent to more or less 32 (Thirty two) Cottahs 1 (one) Chittack 43 (forty three) Sq.ft.** pertaining to R.S. Dag No. 563,564 & 565, corresponding L.R. Dag No. 689, 690 & 691 under R.S. Khatian No. 231, L.R. Khatian No. 1343 (prior thereto 643) TOGETHERWITH more or less with 500 (five hundred) Sq.ft. of tiled shed structure standing thereon under Municipal Ward No. 8 within the limits of Rajpur – Sonarpur Municipality, Police Station – Sonarpur, within Mouza – Jagannathpur, J.L.No. 51, under A.D.S.R. - Sonarpur, District: - 24 Parganas (South), TOGETHERWITH easements rights attached thereto, was conveyed transferred sold alienated in favour of the **M/S. RMB Developer & Projects Pvt. Ltd.** by the erstwhile owner of the said property, namely, M/S. Basu Infracon Private Limited, a Private Limited Company, incorporated under the Companies Act, 1956, having its registered office at 220, Dum Dum Park, P.S. – Lake Town, Kolkata – 700055, District – 24 Parganas (North), absolutely and forever.

The said Deed of Conveyance was registered with the Office of the D.S.R – IV, South 24 Parganas and recorded in Book No. I, CD Volume No. 8, Pages from 550 to 584, Being No. 02178 for the year 2011 dated 17.03.2011.